

ANNEXURE - A

FORM 1

ARCHITECT'S CERTIFICATE

Date : 31-12-2025

**To,
M/s. Two Taurus Realty LLP,
414, Mahindra Chambers Premises Ltd.,
W.T. Patil Marg, Opp. Dukes Factory,
Chembur, Mumbai – 400 071.**

Sub: Certificate of Percentage of Completion of Construction Work of Proposed Redevelopment High Rise Building situated on the plot bearing C.T.S. No. 1605, Plot No. 299-A, Shah Baug of village Chembur, Tal. Kurla, M/W Ward, Chembur, Mumbai - 400071, under DCPR 2034, 33(11) (SRA); admeasuring 515.80 sq.mt. area being developed by M/s. Two Taurus Realty LLP.

Sir,

I, Shri. Suyog Padwal of M/s. Aspire Architect & Consultants, have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the Proposed Redevelopment High rise building situated on the plot bearing C.T.S. No. 1605, Plot No. 299-A, Shah Baug, of village Chembur, Tal. Kurla, M/W Ward, Chembur, Mumbai - 400071, under DCPR 2034, 33(11) (SRA); admeasuring 515.80 sq. mts. area being developed by M/s. Two Taurus Realty LLP.

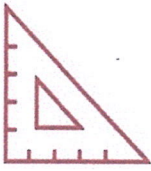
Following technical professionals are appointed by Owner / promoter.

- (i) M/s. Aspire Architects & Consultants as Architect**
- (ii) M/s. Structural Concept Designs Pvt. Ltd. as Structural Consultant**
- (iii) M/s. ARP Consultants as MEP Consultant**
- (iv) Mr. Shri Anup C. Gamre as Site Supervisor**

Based on Site Inspection, with respect to each of the building of the aforesaid Real Estate Project and the certificate issued by the Site Supervisor, I certify that as on the date of this certificate, the Percentage of Work done for each of the building of the Real Estate Project is as per **Table-A** herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in **Table-B**.

**TABLE - A**

Sr. No.	Tasks / Activity	Percentage of work done (%)
1.	Excavation	100.00%
2.	Plinth	100.00%
3.	Ground / Stilt Floor (R.C.C.)	100.00%
4.	Super Structure (R.C.C.) Completed	100.00%
4a.	Amenity Floor Slab (1 st Slab)	100.00%
4b.	Habitable Floors (2 nd to 12 th Slab) + Terrace Floor 13 th Slab	100.00%
5.	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	90.00%
6.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	10.00%
7.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	100.00%
8.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	100.00%
9.	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	80.00%

**TABLE - B****Internal & External Development Works in Respect of the entire Registered Phase**

SR. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1.	Internal Roads & Footpaths	No	-	
2.	Water supply	Yes	80%	
3.	Sewerage (Chamber, lines, septic tank, STP)	Yes	20%	
4.	Storm Water Drains	Yes	20%	
5.	Landscaping & Tree Planting	Yes	50%	
6.	Street Lighting	Yes	--	
7.	Community Buildings	No	--	
8.	Treatment and disposal of sewage and sullage water	No	--	
9.	Solid waste management & Disposal	No	--	
10.	Water conservation, Rainwater harvesting	Yes	0%	
11.	Energy Management	Yes	0%	
12.	Fire protection and fire safety requirements	Yes	90%	
13.	Electrical meter room, sub-station, receiving station	Yes	60%	
14.	Other (option to Add more)	-	-	-

Thanking you,
Yours faithfully,
For ASPIRE ARCHITECTS & CONSULTANTS,

**Suyog
Padwal**

ARCHITECT
(Suyog G. Padwal)
Council of Architecture
Registration No. CA/2012/56332)

Agreed and Accepted by
For Two Taurus Realty LLP

Authorised Signature

